

# COUNTY OF YORK

## MEMORANDUM

**DATE:** May 4, 2004 (BOS Mtg. 5/18/04)

**TO:** York County Board of Supervisors

**FROM:** James O. McReynolds, County Administrator

**SUBJECT:** Application No. YVA-24-04, Beverly C. Krams

### **ISSUE**

The applicant has submitted a request for construction of a 370 square-foot single-story addition to the east side of the existing three-story residence located at 105 Church Street in Yorktown. In addition, the proposal would involve the enclosure of a portion of the existing covered porch on the Church Street (west) side of the structure. The property is classified YVA-Yorktown Village Activity District. Pursuant to Section 24.1-327(b)(3) of the Zoning Ordinance, the proposed construction of additions to single-family residential structures may be approved by the Board of Supervisors by resolution without public hearing and without referral to the Planning Commission (after June 1, 2004, such additions will be permitted as a matter-of-right, subject to architectural design review by the Historic Yorktown Design Committee).

### **CONSIDERATIONS**

1. The applicant's proposal involves the construction of a 370 square-foot single-story addition to the east side of the existing three-story residence. The majority of this space will be enclosed living area, while a portion will be an extension of the covered porch that wraps around the front and west side of the house. The renovation plans also include enclosing approximately 210 square feet of the covered porch on the west side (facing Church Street) of structure. The existing three-story clapboard residence contains approximately 3,900 square feet of floor area, plus a 630 square-foot covered porch on the front and one side. The proposed addition will match the existing cypress siding on the house, as will the new porch roof. Additional architectural enhancements (dentil molding, porch railings, etc) are also proposed. The existing residence currently covers approximately 1,930 square feet (23%) of the 8,350<sup>+/-</sup> square-foot lot. With the existing structure and proposed addition, total lot coverage would increase to approximately 27%, which is still within the range of coverage typical of lots in Yorktown.
2. The subject parcel is located prominently on the bluffs overlooking the Yorktown waterfront. A residential structure is located on the adjacent lot to the east and is also owned by the applicant. To the west of the property, across Church Street, is the Duke of York Motel complex. Commercial uses are located at the foot of the bluffs on the river side (front) of the house, and the Grace Church parking lot abuts the rear of the property.
3. The proposed addition will have a setback of almost 14 feet from the east side property line, which is fully consistent with the YVA requirements. The porch

enclosure will not increase the building footprint on the Church Street side and therefore, the 20-foot setback from the Church Street right-of-way (although nonconforming) will not be diminished.

4. In staff's opinion, the proposed building additions and renovations are fully consistent with the YVA-Yorktown Village Activity District requirements. The improvements will emphasize and highlight the river side of the house as the "front" of the structure and will add a number of architectural design treatments to enhance its appearance. In staff's opinion, the proposed modifications are compatible with the soon to be effective design guidelines and represent the kind of well-conceived property enhancement that the design guidelines are intended to promote and ensure.

### **RECOMMENDATION**

I recommend that the applicant's request be approved though the adoption of proposed Resolution No. R04-87.

Carter/3337

#### **Attachments**

- Vicinity Map
- Plat of property
- Plans of proposed additions
- Proposed Resolution No. R04-87